

The actions delineated below were taken in open session of the Kentucky Agricultural Finance Corporation Board at the January 17, 2025, business meeting. This is provided in summary form; an official record of the meeting is available in the permanent records of the Kentucky Office of Agricultural Policy (KOAP), 107 Corporate Drive, Frankfort, Kentucky 40601.



**Kentucky Agricultural Finance Corporation Board  
Summary Minutes of the Business Meeting  
Franklin County Extension Office  
101 Lakeview Court, Frankfort, KY  
January 17, 2025**

**Call to Order**

Chief of Staff Mark Bowling presiding, called the Kentucky Agricultural Finance Corporation Board (KAFC) regular business meeting to order at 9:02 a.m. (EST).

**Roll Call**

The following members were present: Mark Bowling (designee for Commissioner of Agriculture Jonathan Shell), Billy Aldridge (designee for Secretary Holly M. Johnson), Jonathan Noe, Linda Rumpke, Wes King, Lori Noel, Wayne Hunt, and Larry Jaggers.

Absent Members: Dr. Kenny Burdine, Michael Cochran, Dan Flanagan, and Frank Penn.

**Notification of Media**

Mr. Bowling received verification from Hannah Sharp-Johnson, Board and Special Events Manager; that the media had been notified of the KAFC board meeting.

**Welcome**

Mr. Bowling welcomed everyone to the KAFC meeting. Board members and guests participated in person.

**Approval of Minutes**

Mr. Bowling entertained a motion to approve the minutes of the December 13, 2024, board meeting.

Ms. Noel moved to approve the minutes, as presented; Mr. Hunt seconded the motion.

VOTE: Motion Passed; Unanimous.

**Kentucky Department of Agriculture Report**

Mr. Bowling updated the board on activities of the Kentucky Department of Agriculture (KDA).

**Executive Director's Report**

Mr. Bowling called on Brandon Reed to give the Executive Director's Report. Mr. Reed gave an overview of office activities since the December board meeting.

**Deputy Executive Director's Report**

Mr. Bowling called on Bill McCloskey, KOAP Deputy Executive Director, to present the financial report to the board.

Mr. McCloskey referenced the Kentucky Agricultural Development Fund State Pool Tobacco Funds (on file) as of December 31, 2024.

Mr. McCloskey reviewed Kentucky Agricultural Development Fund County Balances (on file) as of December 31, 2024.

Mr. McCloskey reviewed the KAFC Statement of Financial Position (*on file*) as of December 31, 2024

<b>KAFC Statement of Financial Position</b>			
<b>As of December 31, 2024</b>			
<b>Assets</b>			
Cash KAFC Accounts		\$	27,469,049
Hold Account-Not Authorized for Distribution		\$	15,000,000
Loan Payments Due KAFC			
	Category A	\$	118,442,079
	Category B	\$	1,070,928
	Category C	\$	119,513,007
<b>Total Assets</b>		\$	161,982,056
Hold Account-Not Authorized for Distribution		\$	15,000,000
<b>Liabilities</b>			
KAFC loans approved not closed		\$	20,532,854
Principal Outstanding		\$	119,513,007
<b>Total Liabilities</b>		\$	155,045,861
<b>Unobligated Assets</b>		\$	6,936,195
<b>Total Liabilities &amp; Unobligated Assets</b>		\$	161,982,056

Mr. Aldridge moved to accept the KAFC financial report, as presented; Ms. Rumpke seconded the motion.

VOTE: Motion Passed; Unanimous.

**KAFC Loan Review Committee Report**

Mr. Bowling called on Ms. Rumpke to give the KAFC Loan Review Committee report. Ms. Rumpke stated the loans would be discussed in order of the agenda.

Ms. Rumpke moved to accept the committee report, as presented; Ms. Noel seconded the motion.

VOTE: Motion passed; Unanimous.

### **KAFC Compliance Committee**

Mr. Bowling called on Mr. Noe to give the KAFC Compliance Committee report. Mr. Noe stated the KAFC staff met with him to review the appropriate amount of loans closed. Mr. Noe stated that there were no issues found.

Ms. Rumpke moved to accept the committee report, as presented; Ms. Noel seconded the motion.

VOTE: Motion passed; Unanimous.

### **Memo Items**

Mr. Bowling called on Brian Murphy, KOAP General Council to present the following memo action item.

#### **KOAP Evidentiary Standards**

Mr. Bowling called on Brian Murphy to present a memo from the KOAP staff proposing a new measure be put into practice when dealing with an applicant who did not make Kentucky his or her domicile at the time of application. The new measure would require the borrower to certify through signing an affidavit to the effect that he or she has made Kentucky his or her domicile before the Executive Director of the KOAP will enter into any participation agreement for the benefit of the applicant.

Mr. Noe moved to accept interest only forbearance; Ms. Rumpke seconded the motion.

VOTE: Motion passed; Unanimous.

### **New Business**

Mr. Bowling called on Mr. McCloskey, Mr. Jones, and Mr. Roberts to present the following applications:

#### **Agricultural Infrastructure Loan Program (AILP)**

##### **AF24-0166 Daughtery, Joseph**

Mr. Roberts referenced the above application requesting \$250,000 for the construction of two Vital Farms egg barns in Hickman County. River Valley AgCredit in Clinton, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Noel moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

##### **AF24-0225 Brown, Chad**

Mr. Jones referenced the above application requesting \$250,000 for the construction of four new poultry houses in Adair County. Bank of Columbia in Columbia, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Noe moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

**AF24-0225 Brown, Chad**

Mr. Jones referenced the above application requesting \$250,000 for the construction of four new poultry houses in Adair County. Bank of Columbia in Columbia, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Noe moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF24-0229 Wedel, Taylor**

Mr. Roberts referenced the above application requesting \$250,000 for the conversion of four Tyson barns into two Stagecouch Trail Organic pullet barns and two Fairfield Specialty egg barns in Graves County. River Valley Ag Credit in Mayfield, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends pending the application for additional information from the integrator.

Ms. Rumpke moved to approve the committee recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF24-0232 Ingram, Remington**

Mr. McCloskey referenced the above application requesting \$130,442.50 for the construction of two pole barns and run-in shed for cattle in Anderson County. Town & Country Bank & Trust Co in Lawrenceburg, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Aldridge moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF24-0234 Settles, Marvin**

Mr. Roberts referenced the above application requesting \$250,000 for the construction of two grain bins in Daviess County. Independence Bank in Henderson, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Hunt moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

## **Beginning Farmer Loan Program (BFLP)**

### **AF24-0192 Neighbors, James**

Mr. Jones referenced the above application requesting \$250,000 for the purchase of thirty-five acres with poultry houses in Grayson County. Farm Credit in Hardinsburg, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on Farm Credit Mid-America and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. Jagers moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion.

VOTE: Motion Passed; Unanimous.

### **AF24-0226 Bumb, John**

Mr. Roberts referenced the above application requesting \$184,000 for the purchase of forty-six acres in Henderson County. Field & Main Bank in Henderson, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Aldridge moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

### **AF24-0227 Baldock, Jordan**

Mr. Jones referenced the above application requesting \$170,000 for the purchase of fifty-five acres in Casey County. Bank of Columbia in Columbia, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on Bank of Columbia and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. King moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

### **AF24-0228 Mullet, Lavern**

Mr. McCloskey referenced the above application requesting \$233,750 for the purchase of seventy-five acres in Wayne County. Bank of Columbia in Columbia, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Rumpke moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion

VOTE: Motion Passed; Unanimous.

**AF24-0230 Phillips, Kayla**

Mr. Jones referenced the above application requesting \$250,000 for the purchase of eighty-eight acres in Fleming County. Central Kentucky ACA in Paris, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approving contingent on the FSA guarantee and the sale of the New Jersey property for no less than one million dollars.

Ms. Rumpke moved to approve the committee recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Mr. Noe Abstained.

**AF24-0231 O'Conner, Brandon**

Mr. McCloskey referenced the above application requesting \$121,250 for the purchase of forty-five acres in Madison County. Central Kentucky ACA in Richmond, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approval contingent on FSA guarantee.

Ms. Rumpke moved to approve the committee recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Mr. Noe Abstained.

**AF24-0233 Newswanger, Kevin**

Mr. Roberts referenced the above application requesting \$250,000 for the purchase of twenty-eight acres with an additional ninety-five acres with a shop in Todd County. Farm Credit in Russellville, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Rumpke moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF24-0235 Day, Gareth**

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of sixty acres in Adair County. United Citizens Bank of Southern KY in Columbia, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Noe moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF24-0236 Houchens, Kelsey**

Mr. Roberts referenced the above application requesting \$250,000 for the purchase of eighty acres with four Tyson broiler houses in Monroe County. Farm Credit Mid-America in Cookeville, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on FCMA and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. Jagers moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF24-0237 Tucker, Aaron**

Mr. Jones referenced the above application requesting \$70,000 for the purchase of thirty acres in Breckinridge County. Farm Credit Mid-America in Hardinsburg, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approval contingent on FSA guarantee.

Ms. Rumpke moved to approve the committee recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

**Old Business:**

Mr. Bowling called on Mr. Roberts to present the following time extensions and modifications.

**Extension**

**AF24-0176 Neal, Jordan**

Mr. Roberts presented a memorandum (*on file*) regarding the above referenced loan. The loan officer indicated that there have been delays in closing due to the farm borrower is purchasing is split between his deceased grandfather and his grandfather's former business partner. The partner is wanting to be paid out for their portion and is therefore causing delays until their portion is paid out and split. The loan officer indicated the estate has been settled but they will need more time to close to complete all the required paperwork.

This request is for a three (3) month extension to allow time for closing. The new deadline would be April 10, 2025.

Mr. Hunt moved to approve staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Mr. Noe Abstained.

**Modification**

**AF23-0176 Embry, Nicholas**

Mr. Roberts presented a memorandum (*on file*) regarding the above referenced loan. The loan officer is requesting a change in the KAFC approval. The original participation was approved contingent upon a 90% FSA guarantee on both lender and KAFC financing. The lender has received FSA's conditional commitment on their financing, but not on the KAFC financing. The loan officer is inquiring if the board would be willing to

guarantee on KAFC financing requirement for disbursement. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approval contingent on the combined loan-to-value at 85%.

Ms. Rumpke moved to approve committee recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

#### Closing Remarks

Mr. Bowling informed the board the next KAFC meeting will be at Franklin County Extension Office on Friday, February 14, 2025, at 10:00 a.m. (EST).

#### Adjournment

There being no further business, Mr. Bowling entertained a motion to adjourn the meeting at 9:54 a.m. (EST).

Mr. Rumpke moved to adjourn the January KAFC board meeting; Mr. King seconded the motion.

VOTE: Motion Passed; Unanimous.

APPROVED DATE: 2-14-2025

PRESIDING OFFICER: [Signature]  
Commissioner Jonathan Shell

BOARDS COORDINATOR: [Signature] — Mark Bowling, Chief of Staff  
Hannah Sharp Johnson, Board Secretary

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1. A copy of the Loan Review Committee meeting minutes is attached as Appendix A.
  2. A copy of the Compliance Committee meeting minutes is attached as Appendix B.



# APPENDIX A: Loan Review Committee Meeting Minutes



<b>Meeting Date:</b>	January 17, 2025
<b>Meeting Location:</b>	Franklin County Extension Office
<b>Meeting Chair:</b>	Linda Rumpke
<b>Attendees:</b>	<p>Committee Members: Linda Rumpke, Larry Jagers, Jonathan Noe, Lori Noel, Billy Aldridge, Mark Bowling</p> <p>Staff: Bill McCloskey, Tera Roberts, Hunter Jones, Brian Murphy, Brandon Reed</p> <p>Guests: Shelby Kirby</p>
<b>Minutes Issued By:</b>	Hunter Jones, Loan Programs Manager
<b>Meeting Call to Order:</b>	8:10 AM EDT
<b>Meeting Adjourned:</b>	8:40 AM EDT

## Agenda Items

### New Business

1. Review of AF24-0229: Taylor Wedel
  - a. On behalf of Taylor Wedel, loan officer Jesse Clark with River Valley AgCredit requesting KAFC Agriculture Infrastructure Loan Program funding in the amount of \$250,000. The Loan Review Committee wanted to know the status of the integrator.
  - b. The Loan Review Committee recommended to pend the application until the integrator was able to give a presentation.
2. Review of AF24-0230: Kayla Phillips
  - a. On behalf of Kayla Phillips, loan officer Shelby Kirby with Central Kentucky Ag Credit requests KAFC Beginning Farmer Loan Program funding in the amount of \$250,000. The Loan Review Committee met to discuss the applicant's capital for purchasing the property in the application.
  - b. The Loan Review Committee recommends approving the application contingent upon FSA guarantee and the sale of applicants New Jersey Home for \$1,000,000 per contract with a copy of the purchase agreement at the time of closing.
3. Review of AF24-0231: Brandon O'Conner
  - a. On behalf of Brandon O'Conner, loan officer Chris Cooper with Central Kentucky Ag Credit requests KAFC Beginning Farmer Loan Program funding in the amount of \$121,250. The Loan Review Committee met to discuss the financials of the applicant.
  - b. The Loan Review Committee recommends approving the application contingent upon receiving an FSA guarantee.

# APPENDIX A: Loan Review

## Committee Meeting Minutes



4. Review of AF24-0237: Aaron Tucker
  - a. On behalf of Aaron Tucker, loan officer Jaclyn Walden with Farm Credit Mid America requests KAFC Beginning Farmer Loan Program Funding in the amount of \$70,000. The Loan Review Committee met to discuss the cash flow of the operation.
  - b. The Loan review Committee recommends approving the application contingent upon receiving an FSA guarantee.
5. Review of AF20-0037: Pennington Stave and Cooperage
  - a. On behalf of Pennington Stave and Cooperage, loan officer Todd Lockett of South Central Bank of Barren Co requested the KAFC Board approve a six-month interest only period in repaying their KAFC loan. The Loan Review Committee met to review the request.
  - b. The Loan Review Committee recommends approval subject to concurrence with USDA regulations and guidelines and monthly updated to the KAFC Board about payment progress.
  - c. As requested by the Loan Review Committee Brian Murphy gave a monthly update regarding the status of the business.
6. Review of AF23-0176: Nicholas Embry:
  - a. On behalf of Nicholas Embry, loan officer Darin Logsdon with Wilson Muir Bank & Trust Co request the KAFC Board approve the removal of the FSA guarantee. The Loan Review Committee met to review the application.
  - b. The Loan Review Committee recommends approving the removal of the FSA guarantee contingent upon the C/LTV being 85% or lower.

# APPENDIX B: Compliance Committee Meeting Minutes



<b>Meeting Date:</b>	January 17, 2024
<b>Meeting Location:</b>	Franklin Co. Extension Office
<b>Meeting Chair:</b>	Jonathan Noe
<b>Attendees:</b>	Committee Members: Billy Aldridge, Linda Rumpke, Wayne Hunt, Lori Noel, Jonathan Noe, Larry Jagers  Staff: Bill McCloskey, Tera Roberts, Hunter Jones, Brian Murphy, Brandon Reed
<b>Minutes Issued By:</b>	Hunter Jones, Loan Programs Manager
<b>Meeting Call to Order:</b>	8:40 AM EDT
<b>Meeting Adjourned:</b>	8:50 AM EDT

## Agenda Items:

### New Business

1. Review of previous quarter's and current quarter's loan disbursement
  - a. 51 Loans Closed July- September 2024
  - b. 42 Loans Closed October – December 2024
2. Report of ten loans randomly selected and reviewed by the Committee Chair
  - a. AF23-0066 – John Stoltzfus
  - b. AF23-0170 – Clayton Terry
  - c. AF24-0003 – Amos Esh
  - d. AF24-0005 – Joshua Scott
  - e. AF24-0008 – Phillip Yoder
  - f. AF24-0024 – Tial Iang
  - g. AF24-0026 – William Brad Hodges
  - h. AF24-0036 – Julie Bickett
  - i. AF24-0103 – Aaron Welsh
  - j. AF24-0106 – Tye Williams
  - k. AF24-0109 – James Stephens
  - l. AF24-0126 – Redding Gober
  - m. AF24-0144 – Dalton Partin
3. Tera Roberts, Loan Programs Manager, informed the Committee that all reviewed files were correct as described on the documentation checklist provided by staff.